144.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,442,600 / 1,442,600
					USE VALUE:	1,442,600 / 1,442,600
					ASSESSED:	1,442,600 / 1,442,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		OTTAWA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PUTTERMAN DAVID
Owner 2:	GIERE KATHRYN
Owner 3:	
Street 1:	25 OTTAWA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FUTRAL JAMES W & KAREN K -
Owner 2:	-
Street 1:	25 OTTAWA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .241 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2019, having primarily Clapboard Exterior and 3246 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10516.000	854,200		588,400	1,442,600
Total Card	0.241	854,200		588,400	1,442,600
Total Parcel	0.241	854,200		588,400	1,442,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.46 | /Parcel: 444.46

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 94276

GIS Ref

GIS Ref

Insp Date 05/22/20

!11256!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	854,200	0	10,516.	588,400	1,442,600		Year end	12/23/2021
2021	101	FV	828,300	0	10,516.	588,400	1,416,700		Year End Roll	12/10/2020
2020	101	FV	145,000	0	10,516.	588,400	733,400	733,400	Year End Roll	12/18/2019
2019	101	FV	194,600	0	10,516.	551,600	746,200	746,200	Year End Roll	1/3/2019
2018	101	FV	194,600	0	10,516.	456,000	650,600	650,600	Year End Roll	12/20/2017
2017	101	FV	194,600	0	10,516.	419,200	613,800	613,800	Year End Roll	1/3/2017
2016	101	FV	194,600	0	10,516.	382,400	577,000	577,000	Year End	1/4/2016
2015	101	FV	171,100	0	10,516.	375,100	546,200	546,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:11:34

LAST REV

Date	Time
06/01/20	12:07:56
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11256

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FUTRAL JAMES W	71946-454	1	11/30/2018		760,000	No	No		
BONNELL LAURA/E	28963-351		8/13/1998		229,000	No	No		Y

USER DEFINED

Prior Id # 1:	94276
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2019	1080	New Buil	350,000	C				
6/19/2019	905	Demoliti	25,000	O				
4/27/2012	539	Renovate	39,250					renovate kit & mud
1/6/2011	18	New Wind	3,255					REPL 3 WINDOWS
10/4/2010	2084	Re-Roof	8,200					

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2020	Measured	DGM	D Mann
2/19/2018	MEAS&NOTICE	HS	Hanne S
6/11/2012	Info Fm Prmt	MM	Mary M
12/13/2008	Meas/Inspect	336	PATRIOT
11/8/2000	Hearing Chag	264	PATRIOT
11/18/1999	Meas/Inspect	256	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10516		Sq. Ft.	Site		0	80.	0.70	9									588,383						588,400	

Total AC/HA:	0.24141	Total SF/SM:	10516	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	588,383	Spl Credit		Total:	588,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2019	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.99068785
Const Adj.:	0.98990101
Adj $ / SQ:	127.489
Other Features:	111138
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	862871
Depreciation:	8629
Depreciated Total:	854243

COMMENTS

OF=BATH HAS 2 SINKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	

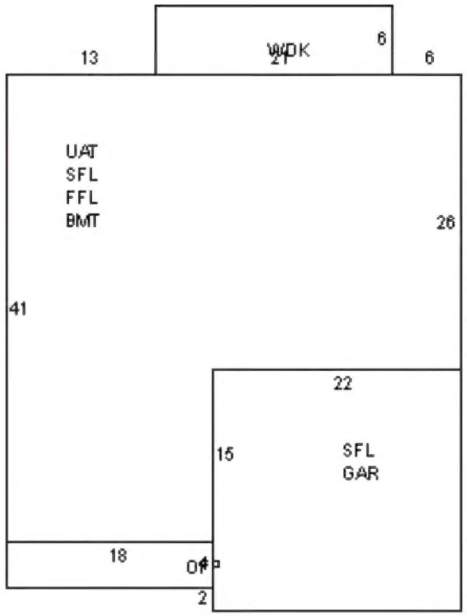
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	186.13
Special Features:	0	Val/Su Net:	158.77
Final Total:	854200	Val/Su SzAd	277.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,772	127.490	225,910
BMT	Basement	1,310	38.250	50,103
FFL	First Floor	1,310	127.490	167,010
GAR	Garage	462	20.210	9,335
UAT	Upper Attic	328	70.120	22,964
WDK	Deck	126	13.800	1,738
OFP	Open Porch	72	39.020	2,809

Net Sketched Area:	5,380			Total:	479,869
Size Ad	3082	Gross Area	6362	FinArea	3246

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

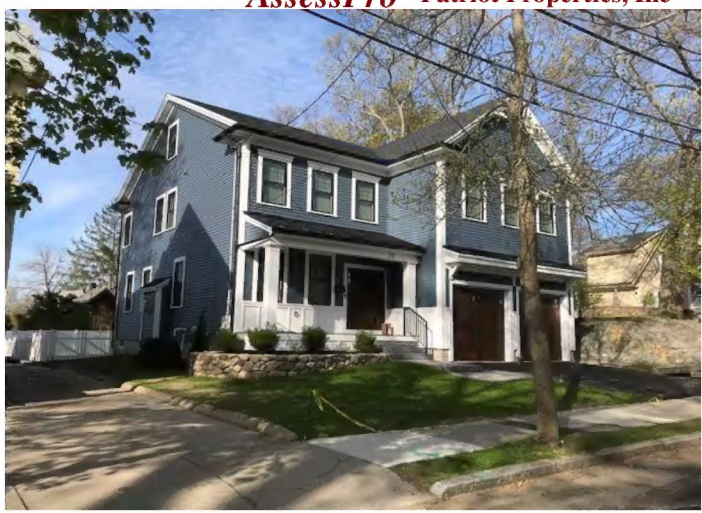
SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc